

SECOND-FLOOR OFFICE SUITES

FOR LEASE

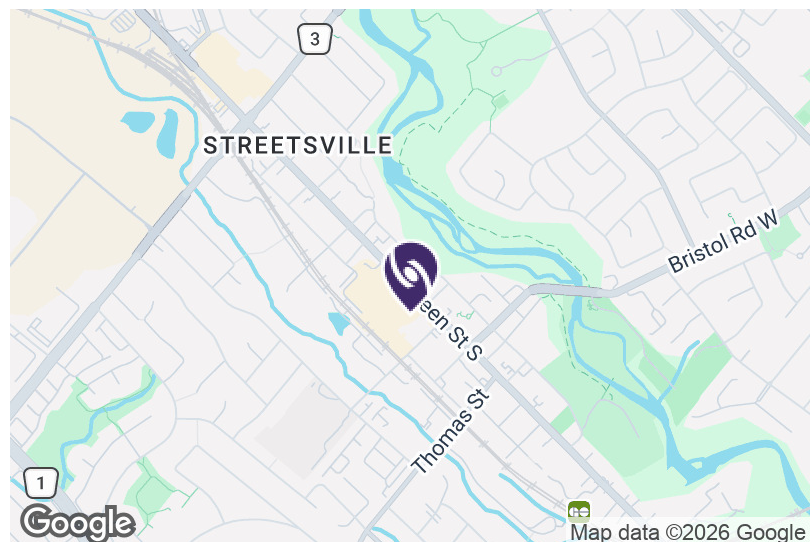


154 Queen Street South, Mississauga, ON, L5M 2P4



SECOND-FLOOR OFFICE SPACE TWO SUITES- AVAILABLE LOCATED IN THE HEART OF STREETSVILLE

- Clean, move-in condition
- Ideal for almost all office uses
- Suite 206 consists of reception area, open office areas and 3 private offices
- Great access, exposure and surface parking
- Easy access to public transit, HWY 403, 401, & 407.
- TMI includes a portion of hydro. Tenant pays for heating



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PROPERTY DESCRIPTION

Position your business in the heart of historic Streetsville at 154 Queen Street South, Mississauga. Located in a well-maintained, high-traffic commercial plaza, these move-in-ready second-floor office suites offer an exceptional opportunity for a wide range of professional office users. Two suites are available: **Suite 206 (650 SF)** and **Suites 214–216 (1,260 SF)**. Each suite offers a functional office layout with a welcoming reception area, open workspace, and private offices (layouts may vary by suite), providing an ideal setting for growing businesses. Tenants will benefit from excellent exposure, ample surface parking, and convenient access to public transit as well as Highways 403, 401, and 407. TMI includes a portion of hydro, with the tenant responsible for heating, making this an outstanding leasing opportunity in one of Mississauga's most established and sought-after commercial districts.

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NN)
Additional Rent:	\$15.25
Available SF:	Suite 206/650 SF Suite 214-216/1,260 SF
Available:	Immediately

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Households	2,746	31,444	85,249
Total Population	7,784	99,308	279,697
Average HH Income	136,196	155,064	153,282

TRAFFIC COUNTS

- Queen St S - 9,834 (AADT, 2024)



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Suite 206



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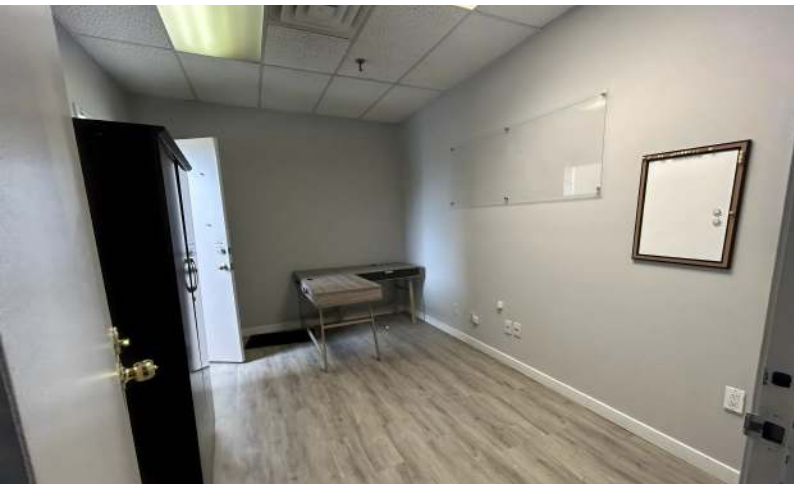
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Suite 214-216



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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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